City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

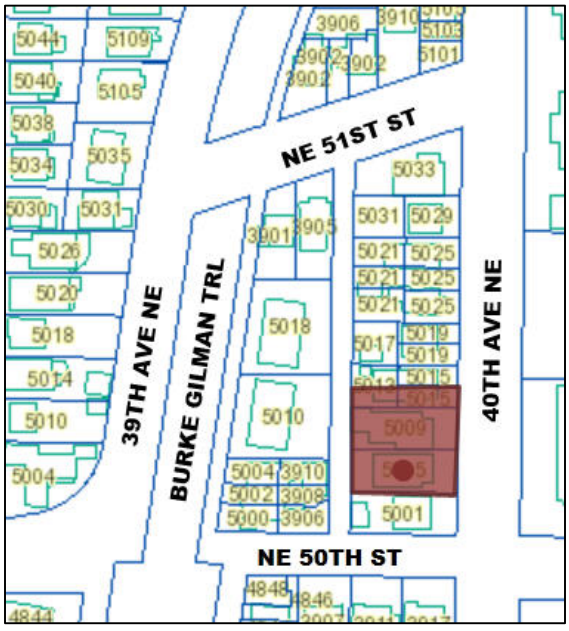
Project Number:	3020587
Address:	5005 40th Ave NE
Applicant:	Hugh Schaeffer, S+H Works for Firewalker Homes
Date of Report:	Thursday, February 04, 2016
DPD Staff Present:	BreAnne McConkie, Land Use Planner

SITE & VICINITY

Site Zone: Low Rise 2 (LR2)

Nearby Zones: (North) LR2
(South) LR2
(East) LR3 PUD
(West) LR2

Lot Area: 8,000 SF



Current Development:

The site contains two duplexes.

Surrounding Development and Neighborhood Character:

The site, located on 40th Ave NE, is one parcel north of NE 50th St. and less than a block from the Burke Gilman Trail. The surrounding development is made up of a mix of mid-20th century single family homes and newer small to mid-size lowrise development including 3-story townhomes adjacent to the site. The Ronald McDonald complex is located across the

street to the northeast and the Seattle Children's Hospital is located near the site to the southeast.

Access:

Existing and proposed vehicle access to the site is from an adjacent alley.

Environmentally Critical Areas:

The eastern portion of the site is mapped as an ECA Riparian Corridor.

PROJECT DESCRIPTION

Streamline Design Review application to allow 4 three-story townhouse structures containing eight residential units. Surface parking for eight vehicles to be provided. Existing structures to be removed.

PUBLIC COMMENT

The Notice of Application comment period ended on December 31, 2015. Multiple comments were received regarding concerns with alley access and alley conditions, access to parking, traffic and circulation, impacts to 40th Ave NE and bus routes, garbage collection, parking, noise related to construction, and safety.

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines specific guidelines (as applicable) of highest priority for this project.

1. **Entries & Relationship to Street.**
    - **a.** The entry orientation and direct relationship between units A, B, C, and D to the street is consistent with Design Guidelines PL3-A-1-d and CS2-B-2 and should be maintained. (**PL3-A-1, CS2-B-2**)
    - **b.** All entries should include well integrated secondary architectural features appropriate scaled for an individual unit, including overhead weather protection, lighting, and signage. (**PL3-A-4, DC2-C-2, PL2-C-1**)
    - **c.** Design considerations should be made to enhance the entry sequence to Units E and H, ensuring the entries are easily identifiable for visitors while maintaining the privacy of the private patio spaces for Units F and G. (**PL3-B-1, DC3-B, PL2-B**)
    - **d.** Provide details on the access, landscaping, and fencing (if proposed) for the private patio spaces for Units F and G. (**DC3-B**)

2. **Massing & Materials.**
    a. Staff supports the use of the higher quality, wood material on the front, alley, and courtyard façades and near the entries and areas where pedestrians are most likely to view the materials up close. The use of high quality materials at these locations should be maintained. (**DC2-B-1, DC4-A-1, DC2-D-2**)
    b. Materials should wrap the corners and material changes should only happen at plane shifts. It appears there are proposed material changes along the southern and eastern façade of Unit F and northern and eastern façade of Unit G that occur on the same plane and result in an unintentional and unresolved composition. A change in plane should be included where material changes occur. (**DC4-A-1, DC2-C-1, DC2-B-1**)
    c. Modifications should be made to address the dark, blank walls adjacent to the center courtyard, specifically along the ground floor of the southern façade of Unit B. These may include use of a lighter color of material along the courtyard facades, inclusion of additional transparency at grade, and/or inclusion of secondary architectural features to break down the scale and provide additional light. (**CS1-B-2, PL2-B, DC2-B-2, DC2-D-2, DC2-C-2**)

3. **Access & Service Uses:**
    a. Screening for the trash/service area should be fully integrated into the design and should be composed of high quality materials and finishes. (**DC1-C-4**)
    b. Appropriately scaled down lighting should be included along the pedestrian walkways and entries for safety and emphasis of the unit entries. Lighting should serve building needs while avoiding off-site night glare and light pollution. (**PL2-B-2, DC4-C-1**)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-D Scale and Texture

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Building Materials

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustments will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustments.

At the time of Design Guidance, the following adjustments were requested:

1. **Front Setback (SMC 23.45.518.A):** The Code requires a 7' average, 5' minimum front setback. The applicant proposes a 6.34' average setback. No adjustment is requested to the 5' minimum setback.

   DPD staff indicated preliminary support for the requested adjustment because it would provide additional modulation, visual depth and interest along the front facing façade, consistent with Design Guidelines DC2-A and DC2-C.

2. **Side Setback (SMC 23.45.518.A):** The Code requires a 5' minimum side setback. The applicant proposes a 4' minimum at the upper levels.

   DPD staff indicated preliminary support for the requested adjustment because it would provide greater modulation and more generous overall side setbacks on the site consistent with Design Guidelines DC2-A and DC2-C.

3. **Building Separation (SMC 23.45.518.F.1):** The Code requires a 10' minimum separation between buildings. The applicant proposes a 9.5' minimum at the upper levels.

   DPD staff indicated preliminary support for the requested adjustment because it would provide greater modulation and more generous overall setbacks along the central courtyard consistent with Design Guidelines DC2-A, DC2-C, and DC3-B.

4. **Façade Length (SMC 23.45.527.B.2):** The maximum façade length allowed by code is 65'. The applicant proposes a 67' façade length.

   DPD staff indicated preliminary support for the requested adjustment because it resulted in longer, more narrow buildings with greater overall side setbacks and a stronger visual connection to the rear units, consistent with Design Guidelines CS2-B and CS2-D.

STAFF DIRECTION

At the conclusion of the Design Guidance, the DPD Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will

occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.

2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (http://web1.seattle.gov/dpd/cams/CamList.aspx) and may also want to review the MUP information here: http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm

3. Along with your building permit application, please include a narrative response to the guidance provided in this report.

4. All requested adjustments must be clearly documented in the building permit plans.